

3 Methodology

3.1 Introduction

- 3.1.1 This Chapter explains the process taken to identify the environmental issues considered by this ES and outlines the overall approach taken to the EIA. Specific methodologies for each of the specialist studies are given in the relevant topic chapters.

3.2 The scope of the EIA

- 3.2.1 Scoping is the identification of the range of potentially significant issues likely to arise as a result of a proposed development. The advice given in the DCLG EIA guidance¹ (under the heading “What Information should the Environmental Statement contain”) is that:

“Whilst every Environmental Statement should provide a full factual description of the development, the emphasis of Schedule 4 is on the “main” or “significant” environmental effects to which a development is likely to give rise. The Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered.”

<http://planningguidance.planningportal.gov.uk/> Paragraph: 033 Reference ID: 4-035-20170728

- 3.2.2 This approach is reinforced by case law. Judgments have stated that, even in relation to the minimum requirements for an ES, not every possible effect has to be considered. The focus should be on the main effects and on remedying the significant adverse effects. The *Milne* judgment states that, “the Environmental Statement does not have to describe every environmental effect, however minor, but only the main effects or likely significant effects”.² The *Tew* judgment noted that the underlying objective of EIA is that decisions be taken “in full knowledge” of a project’s likely significant effects and stated: ³

“...that is not to suggest that full knowledge requires an environmental statement to contain every conceivable scrap of environmental information about a particular project. The directive and the Assessment Regulations

¹ Whilst it is noted that the DCLG EIA Planning Practice Guidance relates principally to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the principle and purpose of EIA under the DCO process remains the same.

² R v Rochdale MBC ex parte Milne [2001] 81 PCR 27

³ R v Rochdale MBC ex parte Tew [1999] 3 PLR 74

require likely significant effects to be assessed. It will be for the local planning authority to decide whether a particular effect is significant”.

- 3.2.3 The purpose of scoping is therefore to ‘scope in’ only those aspects considered to have likely significant environmental effects. Where a particular environmental feature, or component of it, has not been included within the proposed scope of the EIA, this is not to suggest that there will be no associated effects; rather that these are not considered to be among the potentially significant effects.
- 3.2.4 DHA working with RPS, undertook a scoping exercise and produced an EIA Scoping Report in July 2018. This document provided a summary of the K3 and WKN Proposed Developments, identified the main environmental effects to be assessed within the EIA and scoped out issues that did not require consideration but were to be kept under review throughout the EIA process ensuring that any new potentially significant effects identified were included.
- 3.2.5 In accordance with the Infrastructure Planning (EIA) Regulations 2017 (the “EIA Regulations”) the following factors influenced the breadth of the scoping exercise and so the EIA:
- The specific characteristics of the K3 and WKN Proposed Developments;
 - The environmental features likely to be affected by the K3 and WKN Proposed Developments;
 - The extent of any likely impact;
 - The trans frontier nature of the impact;
 - The magnitude and complexity of the impact;
 - The probability of the impact;
 - The duration, frequency and reversibility of the impact.
- 3.2.6 A formal request for a Scoping Opinion was made to PINS in August 2018. PINS, in accordance with the EIA Regulations consulted a number of statutory and non-statutory bodies on the proposed scope of the EIA. **Table 3.1** provides a list of the statutory and non-statutory bodies consulted by PINS.

The Health and Safety Executive*
NHS England
Swale Clinical Commissioning Group
Natural England*
Historic England
Kent Fire and Rescue Service
Kent Police and Crime Commissioner
The Environment Agency*
Maritime and Coastguard Agency*
The Marine Management Organisation*

Civil Aviation Authority
Kent County Council Highways Authority
Highways England*
Trinity House*
Public Health England*
The Crown Estate
Forestry Commission
Ministry of Defence
Network Rail Infrastructure Ltd
Highways England Historical Railways
South East Coast Ambulance Service
NHS Foundation Trust
NATS En-Route Safeguarding*
Royal Mail Group*
Homes England
Southern Water
Cadent Gas Limited
Energetics Gas Limited
Energy Assets Pipelines Limited
ES Pipelines Ltd*
ESP Connections Ltd*
ESP Networks Ltd
ESP Pipelines Ltd
Fulcrum Pipelines Limited
GTC Pipelines Limited
Independent Pipelines Limited
Indigo Pipelines Limited
Quadrant Pipelines Limited
National Grid Gas Plc*
Scotland Gas Networks Plc
Southern Gas Networks Plc
Wales and West Utilities Ltd
Energetics Electricity Limited
Energy Assets Networks Limited
Energy Assets Power Networks Limited
ESP Electricity Limited
Fulcrum Electricity Assets Limited
G2 Energy IDNO Limited
Harlaxton Energy Networks Limited
Independent Power Networks Limited
Leep Electricity Networks Limited
Murphy Power Distribution Limited
The Electricity Network Company Limited
UK Power Distribution Limited
Utility Assets Limited
Vattenfall Networks Limited
Utility Distribution Networks Limited

UK Power Networks Limited
National Grid Electricity Transmission Plc*
Swale Borough Council*
Medway Council*
Ashford Borough Council
Canterbury City Council*
Maidstone Borough Council
Thurrock Council
Kent County Council*
East Sussex County Council
Surrey County Council
London Borough of Bexley*
London Borough of Bromley
Royal National Lifeboat Institution
*consultation bodies who replied.

Table 3.1: Organisations consulted by PINS on the scope of the EIA.

- 3.2.7 The PINS Scoping Opinion (provided pursuant to Regulation 10 of the EIA Regulations) represents its formal opinion on the information that needs to be presented in the ES.
- 3.2.8 A copy of the EIA Scoping Report issued to PINS can be found in **Appendix 3.1** and a copy of PINS formal Scoping Opinion pursuant to this including statutory consultee responses is provided as **Appendix 3.2**.
- 3.2.9 In addition to the above individual topic authors have approached consultees directly to agree methodology and scope of assessment where necessary and this is reported in topic chapters as relevant.

3.3 Key issues identified in scoping

- 3.3.1 Responses were received from nineteen of the organisations consulted (as identified in Table 3.1)
- 3.3.2 The Scope of the ES has been amended to take note of the issues raised during the scoping process. **Appendix 3.3** provides a summary table identifying where each of the issues identified during scoping are addressed within the ES or provides justification as to why these issues can subsequently be scoped out of the ES.
- 3.3.3 Where a particular environmental feature, or component of it, has not been included within the ES, this is not to suggest that there will be no associated effects; rather that these are not considered to be among the potentially significant effects.

3.4 Section 42 Consultation and Section 48 Publicity

- 3.4.1 The approach taken by the Applicant to pre-application consultation and publicity is explained in full in the Consultation Report [Document 4.1] which forms part of the DCO application.
- 3.4.2 Section 42 of the Planning Act 2008 requires the applicant to consult various prescribed bodies, directly affected and adjoining local authorities, the Greater London Authority where relevant and any parties identified under S44, such as owner, lessees, tenants or occupiers and others.
- 3.4.3 Section 48 of the same Act requires the applicant to publicise the proposed application in the prescribed manner.
- 3.4.4 Section 42 consultation packs were sent to the required parties from the 30th November 2018. A draft ES was produced pursuant to the EIA Scoping process and formed the basis on which the S42 Consultation was undertaken. A copy of the consultation letter with a link to the relevant documents on the Applicants website is provided in **Technical Appendix 3.4** (a CD containing all consultation documents was also sent to all consultees) as well as any consultation responses received. In accordance with the EIA Regulations a copy of the Section 48 notice was included within the S42 consultation packs.
- 3.4.5 Statutory notices under Section 48 were placed in locally circulating newspapers on the 28th November, 3rd December, 5th December and 10th December 2018, the London Gazette on the 4th December 2018 and the Daily Telegraph on the 5th December 2018.
- 3.4.6 Responses were received from 22 of the organisations consulted under Section 42 (as identified in Table 3.2). No responses were received as a result of the Section 48 notices.
- 3.4.7 The Scope of the ES has been amended where relevant to take note of the issues raised during the S42 consultation process. **Technical Appendix 3.5** provides a summary table identifying where each of the issues identified during the S42 consultation are addressed within the ES or provides justification as to why these issues can subsequently be scoped out of the ES.

Health and Safety Executive*
NHS England
NHS Swale Clinical Commissioning Group
Natural England*
Historic England*
Kent Fire and Rescue Service
Kent Police and Crime Commissioner
Bapchild Parish Council
Bobbing Parish Council
Borden Parish Council
Iwade Parish Council
Minster-on-Sea Parish Council*

Rodmersham Parish Council
Tonge Parish Council
Tunstall Parish Council
Environment Agency*
Maritime and Coastguard Agency
Marine Management Organisation*
Civil Aviation Authority
Kent County Council Highways
Highways England*
Lower Medway IDB
Trinity House*
Public Health England
The Crown Estate
Forestry Commission
Ministry of Defence
Royal National Lifeboat Institution
South East Coast Ambulance Service NHS Foundation Trust
Highways England Historical Railways Estate
Network Rail Infrastructure Limited*
NATS En-route (NERL) Safeguarding*
Royal Mail Group*
Homes England
Southern Water*
Thames Water Utilities Limited
Cadent Gas Limited
Energetics Gas Limited
Energy Assets Pipelines Limited
ES Pipelines Ltd
ESP Connections Ltd*
ESP Networks Ltd*
ESP Pipelines Ltd*
Fulcrum Pipelines Ltd
GTC Pipelines Ltd
Independent Pipelines Ltd
Indigo Pipelines Ltd
Quadrant Pipelines Limited
National Grid Gas Plc
Scotland Gas Networks Plc
Southern Gas Networks Plc
Wales and West Utilities Ltd
Energetics Electricity Limited
Energy Assets Network Limited
Energy Assets Power Networks
ESP Electricity Limited*
Fulcrum Electricity Assets Limited
G2 Energy IDNO Limited

Harlaxton Energy Networks Limited*
Independent Power Networks Limited
Leep Electricity Networks Limited
Murphy Power Distribution Limited
The Electricity Network Company Limited
UK Power Distribution Limited
Utility Assets Limited
Utility Distribution Networks Limited
UK Power Networks Limited
Vattenfall Networks Limited
National Grid Electricity Transmission PLC
British Telecommunications Plc
EE Limited
Virgin Media Communications Limited
O2 Limited
Cornerstone Telecommunications Infrastructure Limited
Swale Borough Council
Medway Council*
Ashford Borough Council
Canterbury City Council*
Maidstone Borough Council
Thurrock Council
Kent County Council*
East Sussex County Council
Surrey County Council*
London Borough of Bexley
London Borough of Bromley
*consultation bodies who replied.
Excludes Section 44 consultees – owner, lessee, tenant, occupier

Table 3.1: Organisations consulted as part of S42 Consultation on the scope of the EIA

3.5 EIA assessment methodology – general approach

- 3.5.1 An environmental effect is an alteration, positive or negative, to some aspect of the environment (sensitive receptors⁴) that occur as a result of a proposed development.
- 3.5.2 The project team has considered the likely positive and negative significant environmental effects of the K3 and WKN Proposed Developments. These effects are reported in this ES, taking into account current knowledge of the Site(s) and their surroundings (baseline), and drawing upon the findings of a variety of studies which have all contributed to the EIA process.
- 3.5.3 It is important that the assessment methodology distinguishes between the sensitivity of the receptor and the type and size of change that will affect the

⁴ A receptor is a part of the natural or man-made environment, such as a river, woodland, protected species, a person or a building, that is affected by an impact.

receptor, either directly or indirectly. Where significant effects have been identified, the relevant Technical Chapter also proposes mitigation measures (i.e. ways of avoiding, limiting or offsetting potentially significant effects) where possible.

- 3.5.4 This ES has been produced following published guidance, information on best practice and PINS advice notes 7, 9 and 17. The methodologies used for the specific topics are discussed in the relevant chapters of the ES.

K3 Proposed Development

- 3.5.5 The ES has assessed the likely positive and negative significant environmental effects of the K3 Proposed Development. K3 is already permitted in terms of its extant planning permission and its built form, throughput and energy generation capacity. Construction of the plant in accordance with the extant permission began in July 2016 and is expected to be completed with the facility fully operational by late 2019.
- 3.5.6 The changes sought to K3, the K3 Proposed Development, relate to the operation of the facility and do not affect the construction of the facility, to which no changes are sought. The re-assessment of construction effects and the operation of the facility is not proposed (see section 3.5 below). The ES therefore only assesses the effects of the proposed increase in energy output and throughput tonnage during the operational phase of the development beyond that already permitted. The potential effects of decommissioning the plant at a future date are considered.

WKN Proposed Development

- 3.5.7 The ES has considered the likely positive and negative significant environmental effects during the construction of the WKN Proposed Development, once the development is operational, and the potential effects of decommissioning of the plant at a future date.

3.6 Baseline scenario

- 3.6.1 K3 is advanced in terms of construction and anticipated to become fully operational in accordance with its extant planning permission before the examination of the proposed DCO or the K3 and WKN Proposed Developments.
- 3.6.2 On this basis and given that there is little doubt that K3 will come forward and become operational in accordance with its planning permission it is considered that K3 as constructed and operational (at 550,000 tonnes per annum of waste and 49.9MW) is the appropriate baseline against which to assess the K3 and WKN Proposed Developments. There is considered to be no merit in assessing the Proposed Development against a baseline whereby K3 is in an advanced stage of construction and not operating as ultimately this will not reflect the reality at the time of the DCO decision making process i.e. K3 as permitted will have been constructed and operating in accordance with its extant planning permission.

- 3.6.3 The effect of the K3 and WKN Proposed Developments in combination is addressed as part of the cumulative effect's assessments for each topic. In a wider context there are a number of cumulative developments within the zone of influence of the K3 and WKN Sites, a significant number of which have planning permission (see section 3.8).
- 3.6.4 Where a different approach has been taken to that set out above this is expressly stated and justified within the relevant topic chapters.

3.7 Determining the significance of effects in the ES

- 3.7.1 The purpose of the ES is to identify the positive and negative environmental effects of a scheme, including an assessment of the degree to which such effects are likely to be significant. The evaluation of the significance of an effect is fundamental to the EIA process. The degree of an effect i.e. significant or not-significant determines the resources that should be deployed in avoiding or mitigating an adverse effect. Conversely it identifies the degree of value of a beneficial effect.
- 3.7.2 The degree of an effect is determined by the interaction of two factors: (i) the magnitude, scale, severity or probability of an impact or change, and (ii) the value, importance or sensitivity of the resource being affected. This is then used to determine whether an effect is significant or not. **Figure 3.1** shows the general matrix⁵ used to determine the degree of each effect identified and whether an effect is significant. Typically if the effect is moderate or above then the effect is considered to be significant i.e. it is likely to be a material factor in the decision whether to grant consent. Slight or negligible effects are not considered to be significant. Where any topic specific methodologies differ from this approach these are explained in the relevant topic chapters.

⁵ Adapted from figure 6.3 of the Institute of Environmental Assessment and Management's State of Environmental Impact Assessment Practice in the UK 2011.

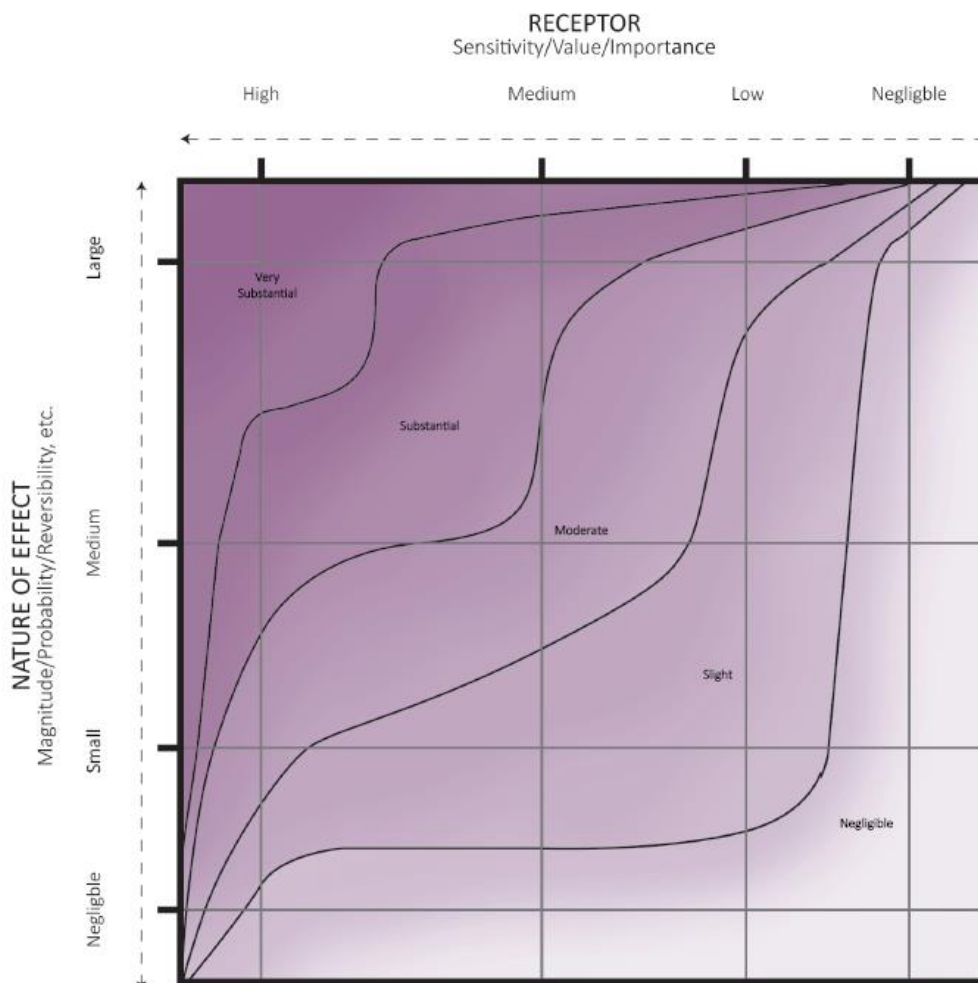


Figure 3.1: Significance matrix

3.7.3 As a general rule significance is determined taking into account a variety of factors. These include:

- the value of the resource (e.g. whether it is of international, national, regional and local level importance);
- the magnitude of the impact;
- the duration involved;
- the reversibility of the effect; and
- the number and sensitivity of receptors.

3.7.4 As far as possible, standard words have been used to define degrees of effect (i.e. "very substantial", "substantial", "moderate", "slight" and "negligible"), but not so rigorously as to remove the flexibility of professional judgement. It is noted that a number of topics e.g. air quality and ecology have their own individual requirements and professional body guidance with regard to impact

classification and degree of significance. Therefore, in accordance with best practice guidance, significance has been determined on the basis of expert judgement and industry specific guidelines. To ensure that the manner in which significance has been attributed is transparent and repeatable, the aforementioned standard words are used where feasible to define the degrees of effect.

- 3.7.5 Although the environmental effects described in the ES are under discrete headings, the EIA has paid close attention to the interrelationships between the topic areas in order to assemble a holistic picture of the likely significant effects and mitigation measures.
- 3.7.6 Table 3.2 below shows the topic areas that are likely to impact upon other topic areas and result in intra-project effects that could be significant. To this regard topic authors have co-ordinated their assessments where relevant to address potential intra-project effects e.g. the effects of construction noise on ecological receptors. Cross references between assessments are made where appropriate.

	Affected By									
	Traffic and Transport	Air Quality	Climate Change	Noise and Vibration	Human health	Ground Conditions	Water Environment	Biodiversity	Landscape and visual impacts	Cultural heritage
Impacted on	Traffic and transport									
	Air Quality	X								
	Climate Change	X	X							
	Noise and Vibration	X								
	Human health	X								
	Ground conditions									
	Water Environment		X			X				
	Biodiversity		X	X	X	X	X			
	Landscape and visual impacts		X ⁶							X
	Cultural heritage			X					X	

⁶ Achieving sufficient emission dispersal and consequently acceptable emission levels is a determining factor in stipulating stack height which turn affects visual impact.

3.8 Identification of mitigation measures and significant residual effects

3.8.1 Where appropriate, the identification of significant effects has helped to guide the mitigation measures proposed. The effects of the K3 and WKN Proposed Developments with the proposed mitigation in place are then reassessed to determine the significance of effect post mitigation. At the end of each environmental assessment, where relevant, there is a residual effects table, which summarises any likely significant environmental effects remaining after mitigation. Any significant effects remaining after mitigation or which cannot be mitigated are reported appropriately within the Technical Chapter and a summary of all significant residual effects provided in Chapter 14.

3.9 Cumulative effects

3.9.1 The effects of the K3 and WKN Proposed Development in combination with other schemes that are operational / constructed, consented or for which planning permissions are currently being sought, has been assessed within the EIA where appropriate.

3.9.2 As set out in section 3.5 of this report the ES assesses the effects of the K3 and WKN Proposed Developments assuming K3 as permitted is completed and operational (i.e. part of the baseline) which will be the case at the time of consenting the DCO. With regard to cumulative effects it is therefore proposed to assess the following scenarios:

- Baseline + K3 Proposed Development + other relevant cumulative developments within the zone of influence of the K3 Proposed Development
- Baseline + WKN Proposed Development + other relevant cumulative developments within the zone of influence of the WKN Proposed Development
- Baseline + K3 Proposed Development + WKN Proposed Development + other relevant cumulative developments within the zone of influence of the K3 and WKN Proposed Developments

3.9.3 Cumulative effects will be considered on an issue-by-issue basis and the scope of the EIA will be expanded, if necessary, to include any cumulative issues that arise in the future. The cumulative effects of other developments will be considered only where sufficient information is available, i.e. when a project is within the planning domain and there is adequate information publicly available.

3.9.4 All large-scale development within 3km of the Site(s) and all large energy, industrial and mixed-use schemes for the purposes of the air quality and landscape and visual impacts (i.e. of a similar type to the K3 and WKN Proposed Developments and therefore most likely to result in significant effects) within 10km of the site(s) have been identified for assessment in the ES. A total of 46 cumulative sites have been considered for their potential cumulative effects (see **Figures 3.2a&b**):

1. SW/11/1291 Anaerobic digester and associated ground profiling and landscaping. [Permitted 17 June 2012.](#)
2. SW/14/0224 Solar farm, comprising the erection of solar arrays of photovoltaic panels, inverter and transformer sheds, fencing, site storage cabin, combined DNO and EPC switchgear housing, internal gravel access road, and associated equipment. [Permitted 28 August 2015.](#)
3. 14/500327/OUT Up to 8000m² of Class B1 and B2 floor space and all necessary supporting infrastructure including roads, parking, open space, amenity landscaping, biodiversity enhancement and buffer to proposed extension to Milton Creek Country Park. Detailed approval for Phase 1 including (i) vehicular and pedestrian access to Swale Way; (ii) 30 space (approximately) informal car park to serve extension to Milton Creek Country Park; Change of use of approximately 13.31 ha of Kemsley Marshes as an extension to Milton Creek Country Park with footpath connections to the proposed informal car park. [Permitted 14 July 2016.](#)
4. 14/501181/COUNTY KCC Regulation 13 - Scoping opinion as to the scope of an environmental impact assessment for a proposed combined heat and power plant at Ridham B. [Permitted 19 July 2014.](#)
5. 15/500348/COUNTY Install advance thermal conversion and energy facility at Kemsley Fields Business Park to produce energy and heat, including construction of new buildings to house thermal conversion and energy generation plant and equipment; construction of associated offices; erection of external plant including storage tanks; and erection of discharge stack (KCC planning application KCC/SW/0010/2015 refers). [Permitted 07 July 2015.](#)
6. 15/510589/OUT Outline application for access matters reserved for construction of Business Park (Use Classes B1(B), B1(C), B2 and B8) (research and development, light industrial, general industrial and storage or distribution) (up to a maximum of 46,600sqm), including associated accesses (including alterations to existing northern relief road), parking and servicing areas, landscaping, bunds, surface water storage areas, and related development. [Permitted 11 November 2016.](#)
7. 16/501228/FULL Construction of a new baling plant building within an existing waste paper storage yard. [Permitted 24 May 2016.](#)
8. 16/501484/COUNTY County matter - The construction and operation of a gypsum recycling building with plant and machinery to recycle plasterboard and the re-configuration of the existing lorry park to include office/welfare facilities and ancillary supporting activities, including rain water harvesting tanks, container storage, new weighbridges, fuel tanks, hardstanding, safe lorry sheeting access platform and automated lorry wash. [Permitted 12 April 2016.](#)
9. 16/506193/ENVSCR EIA Screening Opinion - Outline application for proposed residential development of 275 dwellings including affordable

- housing with open spaces, appropriate landscaping and minor alterations to the surrounding highway network (access). [Decided 24 August 2016.](#)
10. 17/505073/FULL Erection of a tile factory including service yard, storage yard and car parking area. [Permitted 04 May 2018.](#)
 11. 18/500257/EIFUL Proposed development of 155 dwellings (9 x 2 bed flats, 13 x 2 bed houses, 66 x 3 bed houses, and 67 x 4 bed houses) together with associated new access road, car parking, linear park with acoustic barrier to the A249, dedicated LEAP, allotments, areas of surface water drainage attenuation and ecological enhancement, and new planting, including an area planted in the style of an orchard. [Awaiting decision.](#)
 12. 18/500393/FULL Erection of a natural gas fuelled reserve power plant with a maximum export capacity of up to 12MW. [Permitted 12 November 2018.](#)
 13. 15/502197/FULL Extension to existing yard and HGV parking area including installation of 5 no. lighting columns, landscaping, drainage and amendments to existing balancing pond. [Permitted 21 January 2015.](#)
 14. SW/13/1495 Variation of condition 9 of planning permission SW/11/548 (use of building 15B to install and operate materials recycling facility (MRF) and a refuse derived fuel (RDF) facility and to use existing weighbridge, weighbridge office, site office and washroom/toilets to the south of building 15a) to allow an increase of HGV movements from 58 to 98 (49 in and 49 out) for a temporary period of 12 months. [Permitted 24 December 2013.](#)
 15. 18/502489/FULL Construction of a 7.2m wide internal access road and pedestrian footpath, together with the associated removal of existing water holding lagoon, chemical building and works yard. Erection of a new chemical store, works yard and engine store, breaking out and crushing of existing concrete hardstanding, lighting and landscape planting. [Permitted 18 August 2018.](#)
 16. EN010090 (18/501923/ADJ) Application for an Order Granting Development Consent to decommission the existing K1 CHP on the site and build, commission and operate a new CHP plant. [Permitted 05 July 2019.](#)
 17. 15/504458/FULL Formation of new rear access road and extension to trailer park to serve Kemsley Paper Mill and ancillary development including attenuation pond, security kiosk and weighbridges. [Permitted 04 September 2015.](#)
 18. 16/506935/COUNTY County Matters application for steam pipeline connecting the Ridham Dock Biomass Facility to the DS Smith Paper Mill. [Permitted 14 October 2016.](#)

19. 17/504034/COUNTY County Matter - Provision of a new car park, drainage layout and SUDs pond to accommodate and support the existing waste management facility. [Permitted 07 September 2017.](#)
20. SW/14/0191 Extension to existing HGV Fitters shed plus small additional storage building. [Permitted 18 March 2014.](#)
21. 17/502678/COUNTY Section 73 application to vary conditions 15 and 16 of planning permission SW/12/1184 to permit the facility to operate during a wider range of hours and to also change the number of vehicle movements associated with the operations. [Permitted 28 June 2017.](#)
22. 17/505919/COUNTY County Matter: For extension of the existing IBA Recycling Facility by the use of an adjoining building and land; and associated amendments to the layout of the site. [Permitted 05 December 2017.](#)
23. 17/502834/FULL Installation of new underground water pipeline via open cut trenching and directional auger boring, including working area and site compounds. [Permitted 25 July 2018.](#)
24. 14/501588/OUT Outline application for the development of 550-600 houses and all necessary supporting infrastructure including roads, open space, play areas, neighbourhood shopping/ community facilities (up to 650 sq m gross) and landscaping. All detailed matters are reserved for subsequent approval except (i) vehicular access to A2 Fox Hill; (ii) emergency access to Peel Drive; (iii) landscape buffer between housing and countryside gap and (iv) layout, planting, biodiversity enhancement and management of countryside gap, as amended by drawings 5257/OPA/SK001 Rev J (new red line plan), D119/52 (Swanstree Avenue Plan) and D119/53 (junction layout plan). [Permitted 22 December 2017.](#)
25. 16/507877/FULL Erection of a residential development comprising 383 dwellings including associated access, parking, public open spaces and landscaping. New vehicular/pedestrian access from Eurolink Way and further secondary vehicular/pedestrian access off Crown Quay Lane. Associated drainage and earthworks. [Permitted 04 May 2018.](#)
26. 18/502190/EIHYB Full Planning Application - Phase 1 North - Erection of 91 dwellings accessed from Grovehurst Road, public open and amenity space (including an equipped children's play area) together with associated landscaping and ecological enhancement works, acoustic barrier to the A249, internal access roads, footpaths, cycleways and parking, drainage (including infiltration basins and tanked permeable paving), utilities and service infrastructure works. Full Planning Application - Phase 1 South - Erection of 252 dwellings (including 34 affordable dwellings) accessed from Quinton Road, public open and amenity space, together with associated landscaping and ecological enhancement works, internal access roads, footpaths, cycleways and parking, drainage (including infiltration swales, ring soakaways, and permeable paving), utilities and service infrastructure works. Outline Planning Application - for up to 857 new dwellings (including 10%

affordable housing, subject to viability), a site of approximately 10 ha for a secondary and primary school, a mixed use local centre, including land for provision of a convenience store, public open and amenity space (including equipped children's play areas), together with associated landscaping and ecological enhancement works, acoustic barrier to the A249, internal access roads, footpaths, cycleways and parking, drainage (including a foul water pumping station and sustainable drainage systems), utilities and service infrastructure. All matters reserved, except for access for the schools site from Grovehurst Road. [Awaiting Decision.](#)

27. 18/503873/ENVSCR EIA Screening Opinion Application for housing and country park. [Decided 04 September 2017.](#)
28. 16/507687/COUNTY County matters application for the construction and operation of an Incinerator Bottom Ash (IBA) Recycling Facility on land adjacent to the Kemsley Sustainable Energy Plant. [Permitted 22 December 2016.](#)
29. 16/507943/FULL Construction of an agricultural anaerobic digestion plant and associated infrastructure, for the purposes of generating renewable energy. [Permitted 17 February 2017.](#)
30. SW/13/1571 The erection of four wind turbines with a maximum blade tip height of up to 126.5 metres, together with a substation and control building, associated hardstandings, an improved access junction, connecting internal access tracks, and other related infrastructure. [Permitted 09 August 2017.](#)
31. 17/503032/FULL Installation of an electricity battery storage facility within a new steel framed portal building and ancillary infrastructure. [Awaiting Decision.](#)
32. 15/506005/COUNTY EIA Screening opinion (County) to determine whether an environmental impact assessment is required for the proposed establishment of a secondary aggregate recycling facility and the reworking of existing aggregate deposits at Rushenden Marshes Disposal Site. [Decided 12 October 2015.](#)
33. 16/507594/COUNTY County Matter - phased extraction of brickearth, advance planting, access improvements, restoration and replanting back to agricultural use. [Permitted 23 December 2016.](#)
34. 18/503075/NSIP Consultation - Construction and Operation of Photovoltaic (PV) Electricity Generating and Storage. [Awaiting decision.](#)
35. 15/506166/ENVSCR EIA Screening Opinion - Redevelopment of site, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to 88,000sqm, comprising laboratories, offices incubation/innovation hubs; 400sqm of retail and up to 300-400 dwellings. [Decided 02 September 2015.](#)

36.MC/18/2229 request for a screening opinion as to whether an Environmental Impact Assessment is necessary for the development of a new cement plant. Decided 14 August 2018.

Swale Borough Council Bearing Fruit 2031 Local Plan 2017 Allocations

3.9.5 It should be noted that some of the allocations below have planning applications pursuant to them as illustrated in Figure 3.2a&b.

- A1 Land allocated for 286,200 sqm of 'B' class employment uses; land at Ridham and Kemsley, Sittingbourne (SW/95/0099 permitted 2004) and Neatscourt, Isle of Sheppey (relates in part to application 31).
- A10 Housing allocations for a mix of at least 240 dwellings
- A17 Iwade Expansion (relates to application 27).
- MU1 North West Sittingbourne - minimum of 1,500 dwellings, community facilities and structural landscaping and open space adjacent the A249 (relates to applications 11 and 26).
- MU2 mixed use development comprising 43,000 sq m of 'B' use class employment uses, approximately 106 dwellings, together with 31.1 ha of open space, flooding, biodiversity and landscape enhancements (relates to application 6 in part).
- A3 Planning permission will be granted for employment uses (use classes B1, B2 or B8 up to 7,500sqm)
- A4 Planning permission will be granted for employment uses on sites north and south of the A249 at Cowstead Corner, as shown on the Proposals Map. The northern site is allocated for an hotel (use class C1), whilst the southern site for use classes B1, B2 or B8 (5,600sqm).
- MU3 Planning permission will be granted for a minimum of 564 dwellings, commercial floorspace (including potential neighbourhood facilities), landscaping and open space on land at south-west Sittingbourne (Borden),
- MU4 Planning permission will be granted for mixed uses comprising approximately 260 dwellings, 26,840 sqm of 'B' use class employment, open space and landscaping
- MU5 Planning permission will be granted for mixed-uses, comprising 1,500 sqm of commercial floorspace, together with some 330 homes and proposals for the conservation, enhancement, and long-term management of the site's ecological and heritage assets

3.10 General format of the topic chapters

3.10.1 The ES topic chapters herein address each of the environmental issues identified during the scoping process. Each of the topic chapters is structured in general as follows:

- Introduction;
- Legislation and policy (brief summary only);
- Methodology (including standards, guidance and criteria used in the assessment, and any problems experienced);
- Baseline conditions (including identification of sensitive receptors);
- Effects of the K3 Proposed Development during operation, planned maintenance and in the event of any future decommissioning of the facility;
- Mitigation measures;
- Residual effects;
- Effects of the WKN Proposed Development during construction, operation, planned maintenance and in the event of any future decommissioning of the facility;
- Mitigation measures;
- Residual effects;
- Cumulative effects;
- Summary.

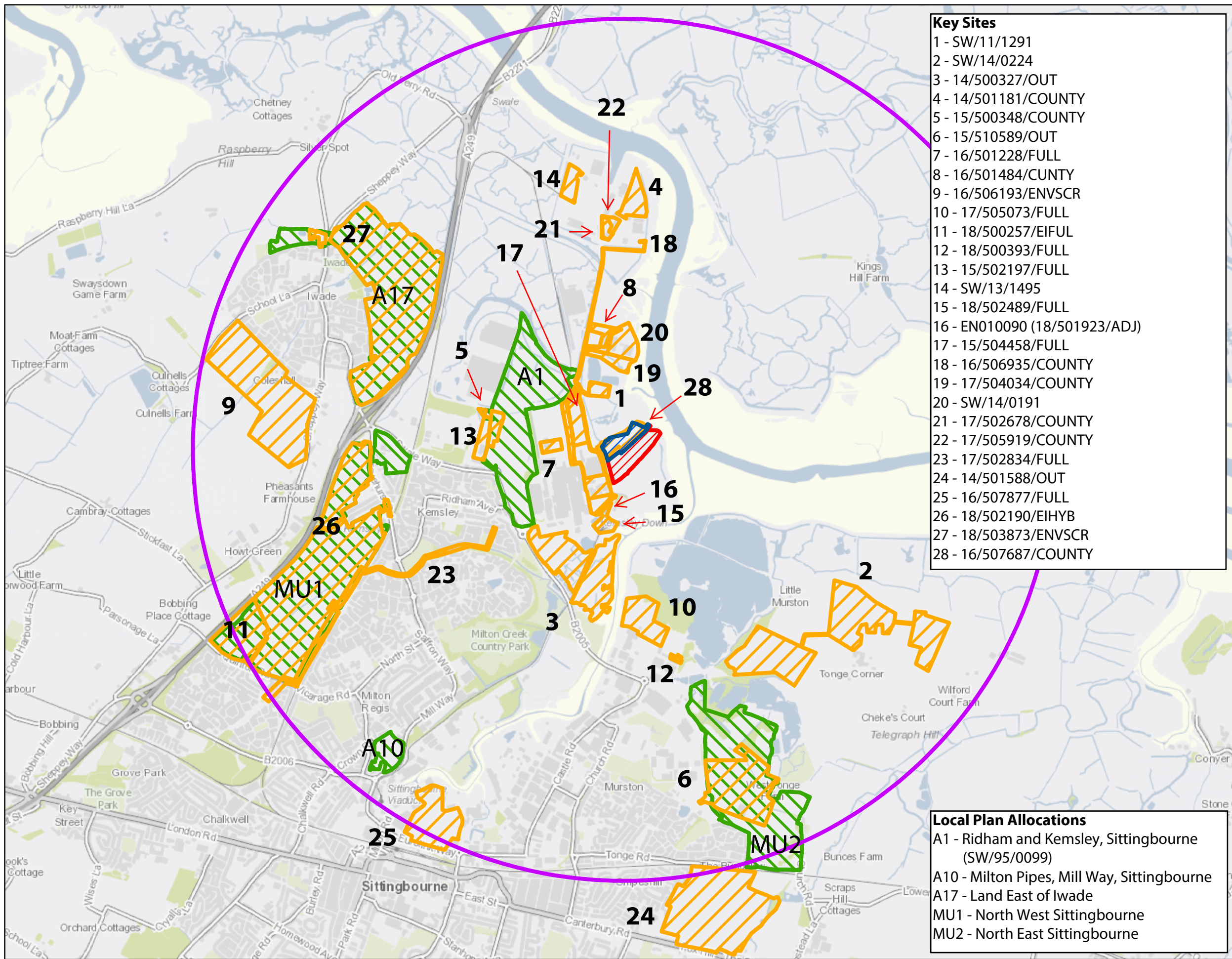
3.11 Assumptions and Limitations

3.11.1 It has been necessary in some instances to make some assumptions in assessing the environmental impact of the K3 and WKN Proposed Developments. In accordance with best practice, the key assumptions are set out below, together with any limitations identified in undertaking this EIA:

- A variety of sources, including historical data, have been used to establish baseline conditions for the purposes of producing technical reports and chapters. These represent a snapshot in time, but aspects of the environment are dynamic and may change before, during and after the construction and operation of the K3 and WKN Proposed Developments. Potential changes have been identified within specific chapters where relevant and possible;

- The design, construction and completed stages of the K3 and WKN Proposed Developments will satisfy minimum environmental standards, consistent with contemporary legislation, practice and knowledge;
- Requirements will be attached to any DCO which control impacts during construction works in the form of a CEMP and will secure any mitigation measures detailed in the ES;
- At this stage the detailed design and construction methods of WKN Proposed Development are not finalised and therefore the EIA assessments have been undertaken on a worst-case basis using maximum parameters. It is assumed that the development will come forward within the parameters set out;
- It is assumed that the technical data provided by the Applicant is a robust and worst-case data set reflective of the K3 and WKN Proposed Developments;
- The K3 and WKN Proposed Developments will be operated in accordance with any IPPC permit issued by the Environment Agency (existing and new) and all contemporary relevant legislation including that as specified in section 2.8 of Chapter 2 with regard to health and safety and preventing major accidents and disasters.

3.11.2 Any assumptions relevant to specific topics are set out in the Technical Chapters.



- Key Sites**
- 1 - SW/11/1291
 - 2 - SW/14/0224
 - 3 - 14/500327/OUT
 - 4 - 14/501181/COUNTY
 - 5 - 15/500348/COUNTY
 - 6 - 15/510589/OUT
 - 7 - 16/501228/FULL
 - 8 - 16/501484/CUNTY
 - 9 - 16/506193/ENVSCR
 - 10 - 17/505073/FULL
 - 11 - 18/500257/EIFUL
 - 12 - 18/500393/FULL
 - 13 - 15/502197/FULL
 - 14 - SW/13/1495
 - 15 - 18/502489/FULL
 - 16 - EN010090 (18/501923/ADJ)
 - 17 - 15/504458/FULL
 - 18 - 16/506935/COUNTY
 - 19 - 17/504034/COUNTY
 - 20 - SW/14/0191
 - 21 - 17/502678/COUNTY
 - 22 - 17/505919/COUNTY
 - 23 - 17/502834/FULL
 - 24 - 14/501588/OUT
 - 25 - 16/507877/FULL
 - 26 - 18/502190/EIHYB
 - 27 - 18/503873/ENVSCR
 - 28 - 16/507687/COUNTY

- Local Plan Allocations**
- A1 - Ridham and Kemsley, Sittingbourne (SW/95/0099)
 - A10 - Milton Pipes, Mill Way, Sittingbourne
 - A17 - Land East of Iwade
 - MU1 - North West Sittingbourne
 - MU2 - North East Sittingbourne

Legend

- WKN Site
- K3 Site
- 3KM area
- Other developments within 3km of the site(s)
- Local Plan Allocations within 3km of the site(s)

TITLE
Figure 3.2a - Cumulative developments within 3Km of the Sites(s)

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K3 and WKN DCO

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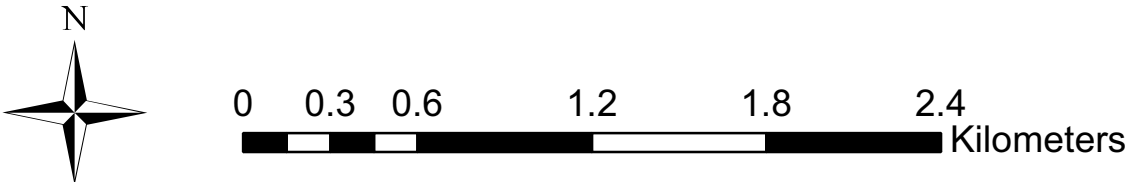
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Maidstone, Kent ME14 3EN

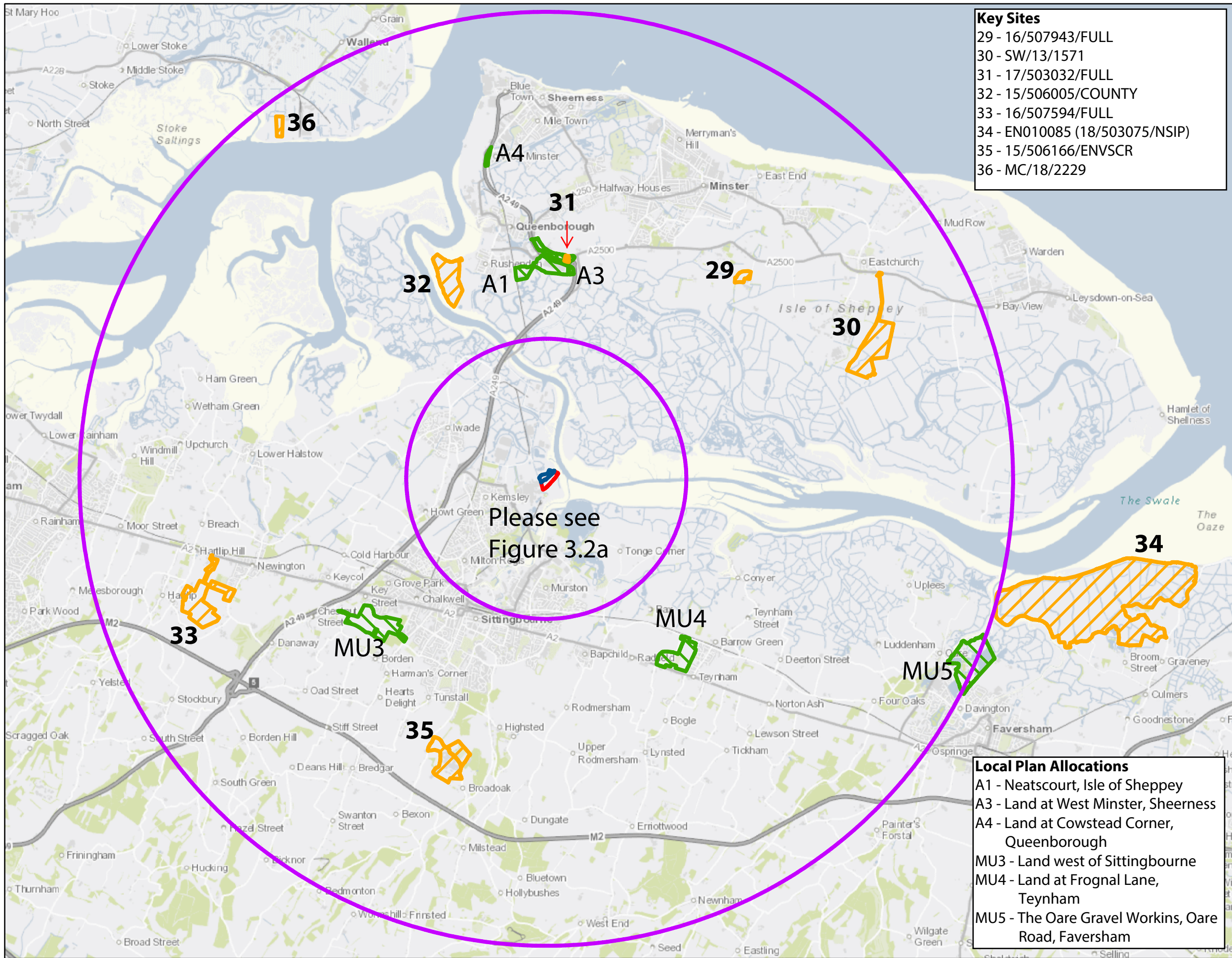
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Key Sites
29 - 16/507943/FULL
30 - SW/13/1571
31 - 17/503032/FULL
32 - 15/506005/COUNTY
33 - 16/507594/FULL
34 - EN010085 (18/503075/NSIP)
35 - 15/506166/ENVSCR
36 - MC/18/2229

- Legend**
- WKN Site
 - K3 Site
 - 10KM area
 - 3KM area
 - Industrial and Energy developments within 10km of the Sites(s)
 - Industrial/Energy/Mixed use Local Plan Allocations within 10Km of the Sites(s)

Please see
Figure 3.2a

Local Plan Allocations
A1 - Neatscourt, Isle of Sheppey
A3 - Land at West Minster, Sheerness
A4 - Land at Cowstead Corner, Queenborough
MU3 - Land west of Sittingbourne
MU4 - Land at Frognal Lane, Teynham
MU5 - The Oare Gravel Workins, Oare Road, Faversham

TITLE
Figure 3.2b - Cumulative developments within 10Km of the Sites(s)

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K3 and WKN DCO

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